

POTENTIAL DENSITY OR DIMENSIONAL MODIFICATION SCHEDULE

Modifications to the density or dimensional requirements for residential uses or developments in Articles 4 and 6 shall be based upon the criteria found in this section, as determined by the Planning Board (for Definitive Subdivisions/Form A Subdivisions/Cluster Subdivisions/Special Permits/Site Plan Review) or the Zoning Board of Appeals (for Special Permits) as part of the approval of any development.

<u>Density/Dimensional Criteria</u>	<u>Percentage or Amount Increased/ Decreased</u>
---	--

14.41 AFFORDABLE & DIVERSE HOUSING

14.410 Any development of four or more dwelling units which includes 25% or more of its units for low and/or moderate income households and which is subsidized by federal, state or local programs, or proposed by the Amherst Housing Authority, or by a non-profit or limited dividend partnership, or any development which includes non-subsidized housing units priced to be affordable to households whose income is equal to or less than 120% of the median income for Amherst and which provides that the mix of affordable and market rate housing built in any one year is equivalent to the overall mix for the entire development, and which further provides that resale restrictions are established by the developer which ensure that the affordable units remain affordable for a period of forty years.

???

14.411 Any development that meets the criteria found in Section 14.410, but which includes 10% - 24% of its units for low and moderate income households.

???

14.412 Any development providing 10% or more of its units for housing diverse population groups for a period not less than 30 years. Such groups may include, but are not limited to, the elderly and persons with disabilities. Developments that include attached units or apartments to meet these needs may be counted.

???

14.413	Any development of 4-9 dwelling units that does not include one or more affordable units.	-???
14.413	Any development of 1-3 dwelling units that includes one or more affordable units	1 unit
14.42	RESIDENTIAL DEVELOPMENT METHODS	
14.420	Any development constructed under the cluster provisions of Section 4.3, the PURD provisions of Section 4.4, or the OSCD provisions of Section 4.5 of the Zoning Bylaw. [For any development which includes both clustered lots and standard lots, the increase shall be pro-rated based on the percentage of cluster lots to total lots in the development.]	???
14.421	Any conventional residential subdivision development consisting only of standard frontage lots.	-???
14.43	VILLAGE CENTER & MIXED USE DEVELOPMENT	
14.430	Any residential use under Sections 3.321-3.325 (inclusive) and 3.329, development or conversion within the General Business (B-G) and the abutting Limited Business (B-L) districts, or within the General Residence (R-G), Village Center Business (B-VC) or Village Center Residence (R-VC) districts.	???
4.431	Any development or conversion within 1,000 feet of said districts.	???
14.432	Any use under Section 3.325 within the COM District.	???
14.433	Any residential use under Sections 3.321-3.325 (inclusive) and 3.329 which is to be located in in any zoning district(s) other than the B-G and abutting B-L districts or the B-VC, R-G or R-VC districts.	-???
14.44	CRITICAL NATURAL RESOURCES	
14.440	Aquifer and Watershed Protection - The preservation of critical existing or potential areas of public water supply or recharge.	

Development in the Aquifer Recharge Protection (ARP)
and Watershed Protection (WP) overlay districts:

No public sewer	-???
On public sewer	-???

Any development in the ARP or WP districts which provides no permanent protection or retention of open open space.	-???
--	------

14.441 Wetlands & Habitat - The preservation of unique or critical natural resources, including but not limited to wetlands as defined under state and local law, greenbelt corridors, botanical or wildlife habitats identified as being of state or local significance, [more language needed].	???
---	-----

Development on any lands identified as critical under the Amherst _____ .	???
---	-----

14.442 Flood-Prone Areas - Protection and retention of flood-prone areas.

Frontage or flag lot development under M.G.L. Ch. 41, Section 81P, with frontage located outside the FC District and a portion of lot area abutting or within the FC District.

More than 5,000 sq. ft. of individual or average lot area in the FC District.	-???
---	------

2,500-5,000 sq. ft. of individual or average lot area in the FC District.	-???
---	------

Less than 2,500 sq. ft. of individual or average lot area in the FC District.	-???
---	------

No lot area in FC District.	0%.
-----------------------------	-----

14.443 Farmland - Protection and retention of farmland according to the following impacts on working farms.

Development on agricultural land, defined as land classified prime, unique or of state and local importance by the USDA SCS, or land characterized by active agricultural use as defined by Ch. 61A of the Mass.General Laws.	-???
---	------

In the Farmland Conservation (FC) District, retention and preservation of agricultural land under permanent agricultural restriction.	??/5 acres of total area
Provision of a minimum 100 foot buffer zone, including a fence and screening vegetation, between new principal buildings and the property boundary of a working farm.	???
Any development in the R-LD/FC districts which provides no protection or retention of farmland.	-???
14.444 Open Space & Parkland - Provision of open space/ parkland, as part of any development, which meets the criteria in Sections 4.344 and 4.382.	
Open space consisting of at least 2,000 sq. ft. of usable land per dwelling unit.	???
Open space consisting of at least 4,000 sq.ft of usable land per dwelling unit.	???
Open space consisting of at least 6,000 sq.ft. or more of usable land area per dwelling unit.	???
Any residential development of 4 or more dwelling units which provides no open space.	- ???
14.445 Trees – The preservation of significant public shade or street trees.	
Preservation and care of public shade or street trees identified on the Amherst Street Inventory	???
Removal of any such trees with replacement in kind (same total DBH)	-???
Removal of any such trees without replacement	-???
14.446 Scenic Views	
Preservation, creation, enhancement thereof	???
Removal, marring, or obstruction thereof	???

14.447 Amelioration of other development impacts, such as the development of lower densities than otherwise permitted in the R-N District (within the FC and ARP overlay districts only) and the R-O and R-LD districts.	?dimension?
--	-------------

14.45 HISTORIC/CULTURAL RESOURCES

14.450 The preservation of unique or critical historic, archeological or cultural resources.	
Preservation and/or restoration thereof	???
Partial preservation or restoration thereof, as determined by the Amherst Historical Commission	???
Demolition/removal thereof	???

14.46 SERVICES & FACILITIES

14.460 Improvements or contributions which allow the Town to serve the proposed development with streets, utilities, water supply, drainage, public education, public safety services, public recreation, the arts, public transit, or water conservation. These need not occur on-site, but may take the form of improvements or contributions to off-site infrastructure, services or facilities.	
Improvements or contributions which more than meet the service needs of the proposed development	???
Improvements or contributions which meet the service needs of the proposed development	???
Improvements or contributions which do not adequately meet the service needs of the proposed development	???
14.461 Improvements or contributions which will provide for or reduce the cost of public services and facilities such as childcare, health care, elder services, and disabled services.	
	???

14.47 SUSTAINABLE SITE & BUILDING DESIGN

14.470 Site and building design which responds to, incorporates and protects natural features such as vegetation, topography,

water courses, and views. ???

14.471 Site and building design which is designed to respond to, preserve and/or enhance the historical, architectural, and spatial character of a village center or a residential neighborhood. ???

14.473 Site design and building construction which maximizes energy efficiency including, but not limited to, super-insulation, passive solar design, on-site energy generation (thermal, photo-voltaic solar, wind generation, etc.), and which meets basic LEED or equivalent energy certifications. ???

14.474 Site and building design which employ universal accessibility design for new construction, renovations, and redevelopment, including redesign of existing residences and structures to assure visitability. ???

14.48 TRANSPORTATION

14.480 Provision of accessible walking, bicycle or bridle paths or trails on-site, including links to existing off-site paths. ???

14.481 Location of the proposed development within 1,000 feet of a heavily-traveled major arterial street and/or within 500 feet of a public transit stop and/or involving the provision of a new public transit stop. ???